

BOOK 293 PAGE 496

STATE MS.-DESOTO CO.  
FILED

DEC 4 1 17 PM '95

DANNY C. GOWEN, ET UX,

GRANTORS,

TO:

CLINT L. GOWEN, ET UX,

GRANTEES.

BK 293 PG 496  
W.E. DAVIS CH. CLK.  
WARRANTY DEED by B. Cleveland

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DANNY C. GOWEN and wife, LINDA S. GOWEN, do hereby sell, convey and warrant unto CLINT L. GOWEN and wife, CARLA GOWEN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

SEE ATTACHMENT FOR LEGAL DESCRIPTION.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1995 are to be paid by Grantees and possession is to be given with delivery of this Deed.

WITNESS the signature of the Grantors, this the 29th day of November, 1995.

DANNY C. GOWEN

LINDA S. GOWEN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named DANNY C. GOWEN and wife, LINDA S. GOWEN, who acknowledged that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 29th day of November, 1995.

Edna E. Camp  
NOTARY PUBLIC

My Commission Expires:

December 27, 1997

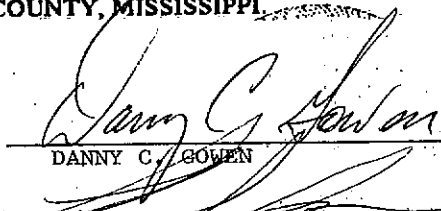
GRANTORS' ADDRESS: 1035 Hwy 304, HERNANDO, MS 38632  
GRANTORS' PHONE NO: HOME: (601) 439-1288; WORK: (901) 758-3080  
GRANTEES' ADDRESS: 1045 Hwy 304, HERNANDO, MS 38632  
GRANTEES' PHONE NO: HOME: (601) 439-4549; WORK: (901) 346-4484

Prepared By/Return To:  
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A LEGAL DESCRIPTION OF A 3.00 ACRE (130,680 SQUARE FEET), MORE OR LESS, TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FENCE CORNER POST LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 304 (100' WIDE) AND THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 87 DEGREES 54 MINUTES 13 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY FOR A DISTANCE OF 154.49 FEET TO A 1" IRON PIPE SET, SAID PIPE BEING ALSO THE NORTHWEST CORNER OF TRACT 1, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 87 DEGREES 54 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 50.01 FEET TO A STEEL FENCE RAIL FOUND, SAID RAIL BEING THE NORTHWEST CORNER OF THE PROPERTY AS DESCRIBED IN DEED BOOK 252, PAGE 326 IN THE CHANCERY CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI; THENCE SOUTH 03 DEGREES 17 MINUTES 11 EAST FOR A DISTANCE OF 693.77 FEET (DEED SOUTH 03 DEGREES 42 MINUTES EAST 695.0) ALONG A MEANDERING FENCE, BEING THE EAST LINE OF THE HILLSTROM 12.0 ACRE TRACT TO A FENCE CORNER POST; THENCE SOUTH 86 DEGREES 12 MINUTES 59 WEST FOR A DISTANCE OF 269.50 FEET ALONG THE SOUTH LINE OF THE HILLSTROM 12.0 ACRE TRACT TO A 1" IRON PIPE SET; THENCE SOUTH 03 DEGREES 47 MINUTES 01 EAST FOR A DISTANCE OF 301.79 FEET TO A 1" IRON PIPE SET; THENCE NORTH 86 DEGREES 12 MINUTES 59 EAST FOR A DISTANCE OF 316.88 FEET TO A 1" IRON PIPE SET; THENCE NORTH 03 DEGREES 17 MINUTES 11 WEST FOR A DISTANCE OF 994.10 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 3.00 ACRES (130,680 SQUARE FEET), MORE OR LESS, BEING SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD.

THE TRACT OF LAND DESCRIBED ABOVE LIES ENTIRELY WITHIN THE DESCRIPTION OF LAND AS RECORDED IN DEED BOOK 252, PAGE 326 IN THE CHANCERY CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI.



DANNY C. GOWEN



LINDA S. GOWEN